GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Public Service - Registration and Stamps Department – Sri Syed Mahaboob Basha, the then Sr. Assistant, former I/c Sub-Registrar, O/o SRO, Kovur – Allegation of Certain irregularities committed by the Officers O/o Sub Registrar, Kovur, Nellore District - Disciplinary action initiated – Enquiry Conducted – Enquiry report received - Further action dropped- Orders – Issued.

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REVENUE (VIGILANCE-II) DEPARTMENT

G.O.RT.No. 304 **Dated: 08-04-2025**

Read the following:

1. The DIG, R&S, Guntur, Charge Memo in procgs.No.A2/320/2005, Dt.06.12.2007 & 30.01.2008.
2. Form the CIG, R&S, Hyd. LR.No. MV4/10603/2005, Dt.19.2.2008. C.No.9813/Vig.II(2)/08 GO RT/186/2025/REV01-Revenue
3. The District Registrar, Markapur, Enquiry Report, Letter No.CC/611/2008, Dt.05.03.2009.
4. The DIG, R&S, Nellore, Procgs.No.A2/320/2005, Dt.20.08.2009.
5. Show cause notice No.X1/7301/2008-4, Dt:27.11.2009.
6. Govt. Memo.No.9813/Vig.VI (1)/2008-5, Dt: 02.02.2010.
7. Govt. Memo.No.9813/Vig.VI (1)/2008-5, Dt: 17.07.2017 & 22.05.2018.
8. From the C&IG, R&S, AP, Lr.No.X1/7301/2008, Dt.05.07.2018.

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O R D E R:

In the reference 1st read above, the Deputy Inspector General, Registration & Stamps, Guntur received a petition was received from Sri K.V.Penchal Reddy, Advocate, dt.13.05.2005 stating that undervaluation of documents was occurred while registering the documents relating to Maruti Real Estate at Sub Registrar Office, Kovvur. Consequently, it was directed to verify the facts mentioned in the petition and submit the detailed report regarding loss of revenue if any and persons responsible for the huge loss of revenue to the Government and the following article of charges have framed against Sri Syed Mahaboob Basha, the then Senior Assistant, former I/c Sub-Registrar, O/o SRO, Kovur:

Charge-I:

That Sri Syed Mahaboob Basha, Senior Assistant, Registrar Office, Ongole, while was working as in charge Sub-Registrar, S.R.O. Kovur, Nellore Registration District, has Committed grave mis-conduct in as much as in Registration of the Document No.644/2004 with an extent of Ac.2:00 situated in S.No.54/1 and 55/1 and Document No.645/2004 with an extent of Ac.0.68 cents in S.No.55/1c on 14-06-2004 adopting the market value of Rs.600/- per Sq. yard to the nearest door No.6-102 as the S.No.55/1 was noted under U.B.R. as per the market value guidelines register being maintained in S.R.O. Kovur, resulting in loss of Stamp duty of Rs.5,72,880/- and fees of Rs.26,040/- i.e. total loss of revenue of Rs.5,98,920/- in Document No.644/2004 and loss of Stamp duty of Rs.1,94,800/- and fees of Rs.8855/-i.e. total fees of Rs.8855/-i.e. total loss of revenue Rs.2,03,655/- in Document No.645/2004, and thus in both the above said documents there was a total loss of revenue of Rs.8,02,575/- to the Government.

Charge-II:

That Sri Syed Mahaboob Basha, Senior Assistant, Registrar office, Ongole while he was working as in charge Sub-Registrar S.R.O. Kovur, Nellore Registration District, has committed grave, mis-conduct and registered the following documents in the layout of M/s Maruthi Real Estate in Sy. Nos. 65/A, 66/A, 67, 58/A, 55/1C, 66/B, 65/B, 75, 85/1, 85/4, 68/B, 57/A, 57/B,

(P.T.O)

67, 56/1A, 56/1B, 59/1, 74/1, 74/2, and 69 with value of Rs.250/- per Sq. yard instead of adopting the value of Rs.600/- per Sq. yard deliberately resulting in the following loss of Stamp Duty and Registration fees in the Documents, and thus there was a total loss of deficit stamp duty of Rs.14,09,917/-and registration fee of Rs.64,076/- i.e. total of Rs.14,73,993/- to the Government.

2. In the reference 2nd read above, the Commissioner & Inspector General, Andhra Pradesh, Hyd has informed that charges are framed against Sri Syed Mahaboob Basha, Senior Assistant, Sri T.L. Kantha Rao, Junior Assistant and Sri M. Rama Subbaiah Junior Assistant by the Deputy Inspector General, Registration and Stamps, Guntur and requested to issue Article of charges in respect of remaining two retired officers i.e i. Smt. K.C.Lalithamma, Sub Registrar (Retd.) and ii. Sri Syed Sirtaj, Sub Registrar (Retd.).

3. The Deputy Inspector General, Registration and Stamps, Guntur has appointed the District Registrar, Markapur as Inquiry authority and he has submitted his enquiry report with the finding the charges are held not proved vide reference 3rd read above. The Deputy Inspector General, Registration and Stamps, Guntur has dropped further action against Sri Syed Mahaboob Basha, the then Senior Assistant, former I/c Sub-Registrar, O/o SRO, Kovur vide reference 4th read above. The Commissioner & Inspector General have issued a show cause notice to Sri Syed Mahaboob Basha, the then Senior Assistant, former I/c Sub-Registrar under Rule 18 APCS (CC&A) Rules, 1991 to revise the case vide reference 5th read above.

4. Government, after examination of the matter, was requested the Commissioner & Inspector General, Andhra Pradesh not to finalize the disciplinary proceedings against the in-service Sub-Registrars and to send proposals to Government together with the Enquiry Report against the retired Sub-Registrars to conclude the disciplinary proceedings at Government level in a single proceeding to have commonality of approach vide reference 6th read above.

5. Government after careful examination and due deliberations, decided to drop further action against Sri Syed Mahaboob Basha, the then Senior Assistant, former I/c Sub-Registrar, O/o SRO, Kovur, SPS Nellore District.

6. Accordingly, Government hereby drop all further action against Sri Syed Mahaboob Basha, the then Senior Assistant, former I/c Sub-Registrar, O/o SRO, Kovur, SPS Nellore District.

7. The Commissioner & Inspector General, Registration & Stamps, Andhra Pradesh, Tadepalli shall take necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R P SISODIA
SPECIAL CHIEF SECRETARY TO GOVERNMERT

To
Sri Syed Mahaboob Basha, the then Senior Assistant, former I/c Sub-Registrar, O/o SRO, Kovur, SPS Nellore District through the Commissioner & Inspector General, Registration & Stamps, AP, Tadepalli.
The Commissioner & Inspector General, Registration & Stamps, AP, Tadepalli.
Copy to:
The Secretary to APVC, Velagapudi.
The Deputy Inspector General, Registration and Stamps, Nellore.
Sc/Sf

//FORWARDED::BY ORDER//

SECTION OFFICER